

Chairperson: Supervisor Michael Mayo, Sr.
Clerk: Linda Durham, 278-4225
Research Analyst: Glenn Bultman, 278-5276

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, March 26, 2007 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

MINUTES

TAPE No. 3 Side A, #001 to #EOT
TAPE No. 3 Side B, #001 to EOT
TAPE No. 4 Side A, #001 to #048

PRESENT: Supervisors Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair)

SCHEDULED ITEMS:

PUBLIC HEARING

1. 07-166 From Director, Parks, Recreation and Culture, requesting authorization to reallocate the \$70,000 awarded for the 2006 Reducing, Removing and Remodeling Landforms in Johnsons Park Community Development Block Grant (CDBG) project to the gym painting project at the Martin Luther King Community Center. (Tape #3A-#53)

APPEARANCES:

Kevin Haley, Parks Department
Carole Jones, Housing and Community Development Division
Gary Bottoni, Housing and Development Program Coordinator

Mr. Haley provided a brief history and reviewed the subject request.

Ms. Jones provided comments relative to the HUD goal guidelines.

MOTION BY: (CLARK) Approve.

Supervisor Rice requested that the department provide information relative to what category of the HUD guidelines the dollars are coming from before Board Day (April 5, 2007).

Considerable discussion ensued as to whether or not there is a procedure for reallocating CDBG dollars from one project to another. Committee members requested information as to what guidelines are used to determine how dollars are reallocated. Mr. Dennik advised that Mr. Jackson will come before the committee next cycle to address this issue.

SCHEDULED ITEMS (CONTINUED):

Supervisor West stated that it was her understanding that the CDBG dollars were going to be divided between the Martin Luther King Community Center and Kosciuszko Park Community Center.

Mr. Haley advised that it was his understanding that the dollars would be reallocated for the painting and the gym floor at the Martin Luther King Community Center only.

Supervisor West stated that she is not opposed to the CDBG dollars being reallocated to the Martin Luther King Community Center, however, she would like clarification as to how the reallocation of CDBG dollars went from being divided between two projects to just one.

Chairman Mayo advised that he was unaware of the division of the CDBG dollars. He stated that he would like to meet with Mr. Dennik and Mr. Jackson to create a policy/procedure for reallocating CDBG dollars to projects.

Ms. Jones advised that the federal expiration date for the CDBG dollars to be spent is December 31, 2007; however, given the fact that Milwaukee County is on probation, it is imperative that the dollars are spent and the work is done sooner. The work should actually be done by October 31, 2007.

MOTION BY: (RICE) Layover for one cycle.

Questions and comments ensued relative to the motion and compliance issues.

Supervisor West stated that she would like a commitment from the department that the work will be done by October 31, 2007.

Vote on the Motion to layover: 4-3

AYES: White, Dimitrijevic, Rice and West – 4

NOES: Clark, Johnson and Mayo (Chair) – 3

HOUSING

2. 07-13 Request for Proposal for an analysis of impediments to fair housing choice
(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)
(Tape #3A-#407)

MOTION BY: (CLARK) Layover

There being no objection, it was so ordered.

SCHEDULED ITEMS (CONTINUED):

ECONOMIC DEVELOPMENT

3. 07-13 From Economic and Community Development, submitting the following monthly updates:
A. Economic Development Reserve Fund Balance and Approved Projects
B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.
(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)
(Tape #3A-#423)

Items 3 and 4 were taken together.

The Committee took no action on this informational report.

REAL ESTATE

4. 07-13 From Manager, Real Estate Services, reporting on the status of 2007 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**

SEE ACTION UNDER ITEM 3.

5. 07-13 From Director, Economic and Community Development, reporting on 2006 Real Estate Sales Activity **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #3A-#431)

APPEARANCES

Craig Dillmann, Real Estate Manager

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

The Committee took no action on this informational report.

6. 07-14 From the Director, Economic and Community Development, recommending a seven (a)(c) (7) month extension to the offer to purchase for an approximate four (4) acre, triangular shaped, landlocked parcel of land located to the west of the Southwest corner of East Layton and South Pennsylvania Avenues in the City of Cudahy.
(Tape #3A-#468)

APPEARANCES

Craig Dillmann, Real Estate Manager

SCHEDULED ITEMS (CONTINUED):

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

MOTION BY: (CLARK) Approve the seven (7) month extension, but delete the BE IT FURTHER RESOLVED clause, wherein it states that the Director of Economic and Community Development is authorized to extend their offer with the County for an additional five (5) months.

Questions and comments ensued.

Vote on the motion by Supervisor Clark: 3-4

AYES: Clark, Dimitrijevic and Rice - 3

NOES: White, Johnson, West and Mayo (Chair) – 4

Motion failed.

MOTION BY: (WHITE) Approve, with the requirement of an informational report back from the department justifying the need to impose an additional five (5) month extension (Vote 6-1)

AYES: White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

NOES: Clark - 1

7. 07-14 From the Director, Economic and Community Development, Offer to purchase on a
(a)(c) County-owned vacant lot located at 3537 East Howard Avenue, St. Francis, Wisconsin. (Tape #3A-#609)

APPEARANCES

Craig Dillmann, Real Estate Manager

Mr. Dillmann reviewed the subject report.

Supervisor Clark in the Chair.

MOTION BY: (DIMITRIJEVIC) Approve the offer to purchase from Thomas W. Kinnard and Suxian Kinnard in the amount of \$45,000 on a County-owned vacant lot located at 3537 East Howard Avenue, St. Francis, Wisconsin.

Questions and comments ensued.

SCHEDULED ITEMS (CONTINUED):

Vote on the motion by Supervisor Dimitrijevic: 6-0

AYES: White, Johnson, Dimitrijevic, Rice, West and Clark (Chair) – 6

NOES: 0

EXCUSED: Mayo

8. 07ECD2 From Director, Department of Administrative Services (DAS) and Director, Division of Economic and Community Development, Department of Administrative Services-Economic and Community Development 2006 Deficit. **(Also to be considered by the Committee on Finance and Audit)** (Tape #3A-#667)

APPEARANCES

Supervisor John F. Wieshan, Jr., (16th District)

Rob Henken, Director, DAS

Cynthia Archer, Fiscal and Budget Administrator, DAS

Jerry Heer, Director, Department on Audit

Bob Dennik, Director, Economic & Community Development

Mr. Henken advised that DAS, along with Scott Manske, has done a great deal of work on this. The work of DAS, thus far, has been geared toward identifying the precise size of the problem for 2006 as they are in the process of closing out their 2006 books. He advised that the deficit has to do, almost exclusively, with failure to recognize revenue and not with over expenditures by the Economic and Community Development department.

Mr. Henken reviewed the subject report (a copy of which is attached to the original of these minutes) and provided comments.

Mr. Dennik provided comments relative to the deficit and the need for accounting staff within his department.

Discussion ensued at length. Committee members expressed concern regarding the deficit, how it came about and why they weren't notified before now about a possible deficit.

Ms. Archer provided comments relative to how the deficit was discovered. She stated that revenue was carefully monitored in January and February to determine if there was an issue. At the same time, DAS was in the process of closing the 2006 books and started to analyze the carryovers. It was then that there was an indication that something was wrong. She stated that she was not convinced that there was a problem until mid-February. Ms. Archer reiterated the need for accounting staff in the Economic and Community Development Division.

Discussion relative to the deficit continued.

SCHEDULED ITEMS (CONTINUED):

Supervisor Wieshan provided comments relative to the issue of staff in the Economic and Community Development department.

Mr. Heer provided comments. He stated that the programs are very complex.

Chairman Mayo advised that he is very disappointed that there is a deficit in the Economic and Community Development department. He stated that he would like for DAS to carefully review each program. He also stated that he would like to see each program's flow chart, from 2005 to 2007.

MOTION BY: (CLARK) Approve the Action Plan.

Mr. Bultman advised that this item is on the agenda as an informational report and that it does not appear to be anything in the report that would require it to be forwarded to the County Board.

Supervisor Clark amended her motion, as follows:

MOTION BY: (CLARK) Forward the report to the Committee on Finance and Audit.

AYES: Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 7

NOES: 0

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matter.

9. 07-30 From the Director of Economic and Community Development recommending a six (6)
(a)(b) month extension to the option to purchase for the triangular-shaped, .37-acre Block 6E in the Park East Corridor, located between North Water Street, North Edison Street and East Knapp Street in the City of Milwaukee, east of the Milwaukee River.
(Tape #3A-#40)

MOTION BY: (WHITE) Layover

AYES: Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

NOES: 0

This item was taken out of order.

SCHEDULED ITEMS (CONTINUED):

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst
Rob Henken, Director, Department of Administrative Services (DAS)
Cynthia Archer, Fiscal and Budget Administrator – DAS
Jerry Heer, Director, Department of Audit
Robert Dennik, Director, Economic and Community Development Division
Craig Dillmann, Manager, Real Estate Services
Gary Bottoni, Housing and Development Program Coordinator
Carole Jones, Housing and Development Program Coordinator

This meeting was recorded on tape. The foregoing matters were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:30 a.m. to 11:25 a.m.

Adjourned,

Linda K. Durham

Linda K. Durham, Committee Clerk
Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTY), upon receipt of this notice.</i></p>
